022.0	0002	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	811,400 / 811,400
					USE VALUE:	811,400 / 811,400
					ASSESSED:	811,400 / 811,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
341		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOOD JASON S
Owner 2:	
Owner 3:	
Street 1:	341 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COURTNEY LISA M/TRUSTEE -
Owner 2:	BARBARA V CHOLAKOS 2010 -
Street 1:	350 LAKE STREET
Twn/City:	BELMONT
St/Prov:	MA Cntry:
Postal:	02478

NARRATIVE DESCRIPTION

This parcel contains 6,800 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1923, having primarily Brick Veneer Exterior and 1702 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6800.000	357,200	4,900	449,300	811,400
Total Card	0.156	357,200	4,900	449,300	811,400
Total Parcel	0.156	357,200	4,900	449,300	811,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.73 | /Parcel: 476.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 14451
GIS Ref
GIS Ref
Insp Date 04/06/18

Parcel ID 022.0-0002-0002.A

!1831!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,900	4900	6,800.	449,300	811,100	811,100	Year End Roll	12/18/2019
2019	101	FV	281,700	4900	6,800.	477,400	764,000	764,000	Year End Roll	1/3/2019
2018	101	FV	280,600	4900	6,800.	348,200	633,700	633,700	Year End Roll	12/20/2017
2017	101	FV	280,600	4900	6,800.	303,300	588,800	588,800	Year End Roll	1/3/2017
2016	101	FV	318,400	4900	6,800.	258,300	581,600	581,600	Year End	1/4/2016
2015	101	FV	310,400	4900	6,800.	252,700	568,000	568,000	Year End Roll	12/11/2014
2014	101	FV	310,400	4900	6,800.	207,800	523,100	523,100	Year End Roll	12/16/2013
2013	101	FV	310,400	4900	6,800.	197,700	513,000	513,000		12/13/2012

PRINT

Date	Time
12/10/20	17:23:21

LAST REV

Date	Time
05/15/18	10:36:56

apro

TAX DISTRICT

PAT ACCT. 1831

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COURTNEY LISA M	64833-391		1/23/2015		567,500	No	No		
COURTNEY LISA M	60570-478		11/27/2012	Convenience	1,000	No	No		
CHOLAKOS BARBAR	55783-561		11/9/2010	Convenience	1	No	No		
CHOLAKOS BARBAR	55339-387		9/9/2010	Convenience	1	No	No		
	11100-390		4/21/1966	Family	99	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/26/2011	50	Redo Bat	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	Meas/Inspect	BS	Barbara S
4/28/2016	Sales Review	PT	Paul T
5/13/2009	Measured	372	PATRIOT
11/13/1999	Inspected	256	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Measured	264	PATRIOT
8/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	14451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6800		Sq. Ft.	Site		0	80.	0.83	1			Med. Tr	-10					449,281						449,300	

Total AC/HA: 0.15611 | Total SF/SM: 6800 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 449,281 | Spl Credit | Total: 449,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	5 - Tile		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26692128
Const Adj.:	1.05049491
Adj $ / SQ:	166.362
Other Features:	86598
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517747
Depreciation:	160502
Depreciated Total:	357246

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

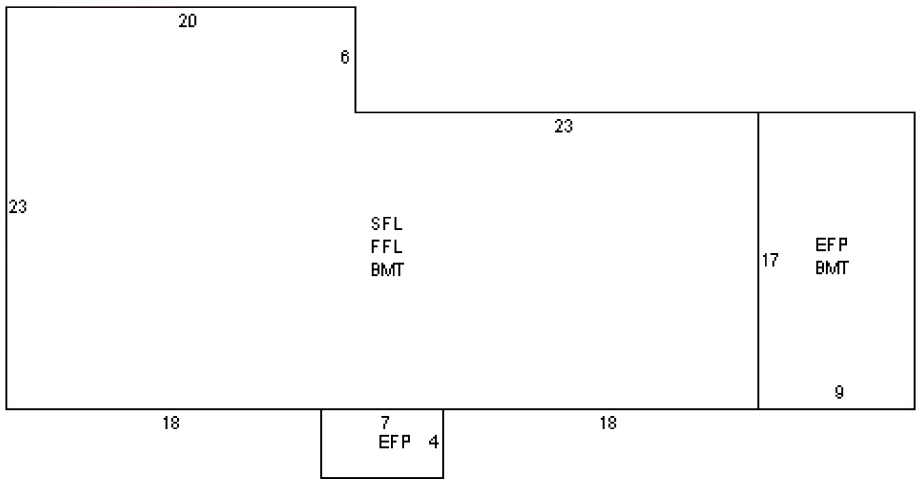
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	201.30
Special Features:	0	Val/Su Net:	123.73
Final Total:	357200	Val/Su SzAd	209.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,004	49.910	50,108
FFL	First Floor	851	166.360	141,574
SFL	Second Floor	851	166.360	141,574
EFP	Enclos Porch	181	44.400	8,037

Net Sketched Area:	2,887			Total:	341,293
Size Ad	1702	Gross Are	2887	FinArea	1702

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 022.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
15	Shop	D	Y	1	15X18	A	AV	1923	30.32	T	40	101			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900